

LEGAL DESCRIPTIONS - PARENT PARCELS

The land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

PARCEL 1:

The West 300 feet of the following described property:

A parcel of land situate in a portion of the Northeast quarter of Section 33, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Northeast corner of said Section 33 from which the North quarter corner of said Section 33 bears North 89° 51' 57" West, a distance of 2650.30 feet; Thence North 89° 51' 57" West along the northerly section line of the Northeast quarter of said Section 33, a distance of 825.12 feet; Thence South 00° 08' 03" East, a distance of 75.00 feet to the TRUE POINT OF BEGINNING; Thence South 89° 51' 57" East along a line parallel with and 75.00 feet southerly of the northerly line of the Northeast quarter of said Section 33, a distance of 535.26 feet; Thence South 00° 01' 45" West along a line parallel with and 290.00 feet westerly of the easterly line of the Northeast quarter of said Section 33, a distance of 225.00 feet; Thence South 89° 51' 57" East along a line parallel with and 300.00 feet southerly of the northerly line of the Northeast quarter of said Section 33, a distance of 225.00 feet; Thence South 00° 01' 45" West along a line parallel with and 65.00 feet westerly of the easterly line of the Northeast quarter of said Section 33, a distance of 30.00 feet; Thence North 89° 51' 57" West along a line parallel with and 330.00 feet southerly of the northerly line of the Northeast quarter of said Section 33, a distance of 760.73 feet; Thence North 00° 08' 03" East, a distance of 255.00 feet to the TRUE POINT OF BEGINNING.

PARCEL 2:

Mutual Grant of Easement and Construction Agreement recorded January 14, 2000 in Recording No. 2000-035215 of Official Records.

APN: 218-58-017B, 218-58-203

NOTES

1. This survey is based upon a title commitment prepared by Lawyers Title of Arizona, Inc., File No. 01910357-823-L8R-RB6, dated May 3, 2019.
2. The Surveyor has relied on said title commitment to disclose all matters of record affecting the subject property. The Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other matters that may affect the property.
3. © Copyright 2019. These drawings are an instrument of service and are the property of Land Survey Services, PLC. No reproduction or use of design concepts are allowed without written permission of Land Survey Services. Any violation of this copyright shall be subject to legal action.

ZONING

This property is zoned LC by the City of Mesa.

BASIS OF BEARINGS

The Basis of Bearings shown hereon is North line of the Northeast quarter of Section 33, T1N, R7E, being North 89° 51' 57" West as taken from the legal description

FLOOD ZONE

This property lies in Flood Zone X-Shaded according to FIRM No. 04013C2295L as published by FEMA on October 16, 2013.

PROPERTY OWNER

Ranchland Holdings II, LLC
2812 N. Norwalk St. #105
Mesa, AZ 85215

LEGAL DESCRIPTIONS - NEW PARCELS

LOT 1:

That portion of the Northeast quarter of Section 33, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northeast corner of said Section 1; Thence North 89° 51' 57" West (Basis of Bearings) along the North line of said Section 33 a distance of 825.47 feet to the Northeast corner of AMADOR, a subdivision recorded in Book 561 of Maps, page 6, Official Records, from whence the North quarter corner of Section 33 bears North 89° 51' 57" West a distance of 1824.56 feet; Thence South 00° 08' 03" West along the East line of said AMADOR a distance of 256.00 feet; Thence South 89° 51' 507" East a distance of 47.13 feet to the POINT OF BEGINNING. Thence North 00° 08' 03" East a distance of 75.28 feet; Thence South 89° 51' 57" East a distance of 48.00 feet; Thence South 00° 08' 03" West a distance of 75.28 feet; Thence North 89° 51' 57" West a distance of 48.00 feet to the POINT OF BEGINNING.

LOT 2:

That portion of the Northeast quarter of Section 33, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northeast corner of said Section 1; Thence North 89° 51' 57" West (Basis of Bearings) along the North line of said Section 33 a distance of 825.47 feet to the Northeast corner of AMADOR, a subdivision recorded in Book 561 of Maps, page 6, Official Records, from whence the North quarter corner of Section 33 bears North 89° 51' 57" West a distance of 1824.56 feet; Thence South 00° 08' 03" West along the East line of said AMADOR a distance of 256.00 feet; Thence South 89° 51' 507" East a distance of 95.13 feet to the POINT OF BEGINNING. Thence North 00° 08' 03" East a distance of 73.96 feet; Thence South 89° 51' 57" East a distance of 40.00 feet; Thence South 00° 08' 03" West a distance of 73.96 feet; Thence North 89° 51' 57" West a distance of 40.00 feet to the POINT OF BEGINNING.

LOT 3:

That portion of the Northeast quarter of Section 33, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northeast corner of said Section 1; Thence North 89° 51' 57" West (Basis of Bearings) along the North line of said Section 33 a distance of 825.47 feet to the Northeast corner of AMADOR, a subdivision recorded in Book 561 of Maps, page 6, Official Records, from whence the North quarter corner of Section 33 bears North 89° 51' 57" West a distance of 1824.56 feet; Thence South 00° 08' 03" West along the East line of said AMADOR a distance of 256.00 feet; Thence South 89° 51' 507" East a distance of 135.13 feet to the POINT OF BEGINNING. Thence North 00° 08' 03" East a distance of 75.96 feet; Thence South 89° 51' 57" East a distance of 40.05 feet; Thence South 00° 08' 03" West a distance of 75.96 feet; Thence North 89° 51' 57" West a distance of 40.05 feet to the POINT OF BEGINNING.

LOT 4:

That portion of the Northeast quarter of Section 33, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northeast corner of said Section 1; Thence North 89° 51' 57" West (Basis of Bearings) along the North line of said Section 33 a distance of 825.47 feet to the Northeast corner of AMADOR, a subdivision recorded in Book 561 of Maps, page 6, Official Records, from whence the North quarter corner of Section 33 bears North 89° 51' 57" West a distance of 1824.56 feet; Thence South 00° 08' 03" West along the East line of said AMADOR a distance of 256.00 feet; Thence South 89° 51' 507" East a distance of 175.18 feet to the POINT OF BEGINNING. Thence North 00° 08' 03" East a distance of 73.96 feet; Thence South 89° 51' 57" East a distance of 40.00 feet; Thence South 00° 08' 03" West a distance of 73.96 feet; Thence North 89° 51' 57" West a distance of 40.00 feet to the POINT OF BEGINNING.

LOT 5:

That portion of the Northeast quarter of Section 33, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northeast corner of said Section 1; Thence North 89° 51' 57" West (Basis of Bearings) along the North line of said Section 33 a distance of 825.47 feet to the Northeast corner of AMADOR, a subdivision recorded in Book 561 of Maps, page 6, Official Records, from whence the North quarter corner of Section 33 bears North 89° 51' 57" West a distance of 1824.56 feet; Thence South 00° 08' 03" West along the East line of said AMADOR a distance of 256.00 feet; Thence South 89° 51' 507" East a distance of 215.18 feet to the POINT OF BEGINNING. Thence North 00° 08' 03" East a distance of 75.28 feet; Thence South 89° 51' 57" East a distance of 48.00 feet; Thence South 00° 08' 03" West a distance of 75.28 feet; Thence North 89° 51' 57" West a distance of 48.00 feet to the POINT OF BEGINNING.

SCHEDULE B EXCEPTIONS

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2019.
2. Reservations contained in the Patent from The United States of America per Book 226 of Deeds, page 196. Which among other things recites as follows: Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.
3. Water rights, claims or title to water, whether or not disclosed by the public records.
4. All matters as a result of the Map Showing the ELECTRICAL DISTRICT #5 recorded in Book 342 of Maps, page 17.
5. All matters as a result of the LOT SPLIT recorded in Book 559 of Maps, page 47.
6. All matters as a result of the LOT SPLIT SURVEY recorded in Book 704 of Maps, page 24; Affidavit of Scrivener's Error recorded in Document No. 04-1131297.
7. Easement for line of poles, towers and appurtenant facilities per Recording No: 2003-238025.
8. Resolution No. 7449 per Recording No: 99-1110808. Reference is hereby made to said document for full particulars.
9. Mutual Grant of Easements and Construction Agreements per Recording No: 2000-35215. Reference is hereby made to said document for full particulars.
10. CITY OF MESA AVIGATION EASEMENT AND RELEASE FOR WILLIAMS GATEWAY AIRPORT per Recording No: 2004-1095391. Reference is hereby made to said document for full particulars.
11. Easement Agreement per Recording No: 2004-1228023. Reference is hereby made to said document for full particulars.
12. Easement for public utilities and facilities per Recording No: 2004-1420669. (Note: the grantor of the easement never owned the property that the easement is on)
13. All matters as disclosed in Results of Survey recorded in Book 971 of Maps, page 3.
14. Easement for power distribution per Recording No: 2008-695153.
15. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the Public Records.
16. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

CERTIFICATION

I, Thomas L. Rope, hereby certify that the plat as shown hereon was prepared under my direct supervision during the month of May, 2019; That the survey is true and complete as shown; That the survey is mathematically correct; That all monuments shown actually exist or will be set as shown within one year of recordation; That their positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

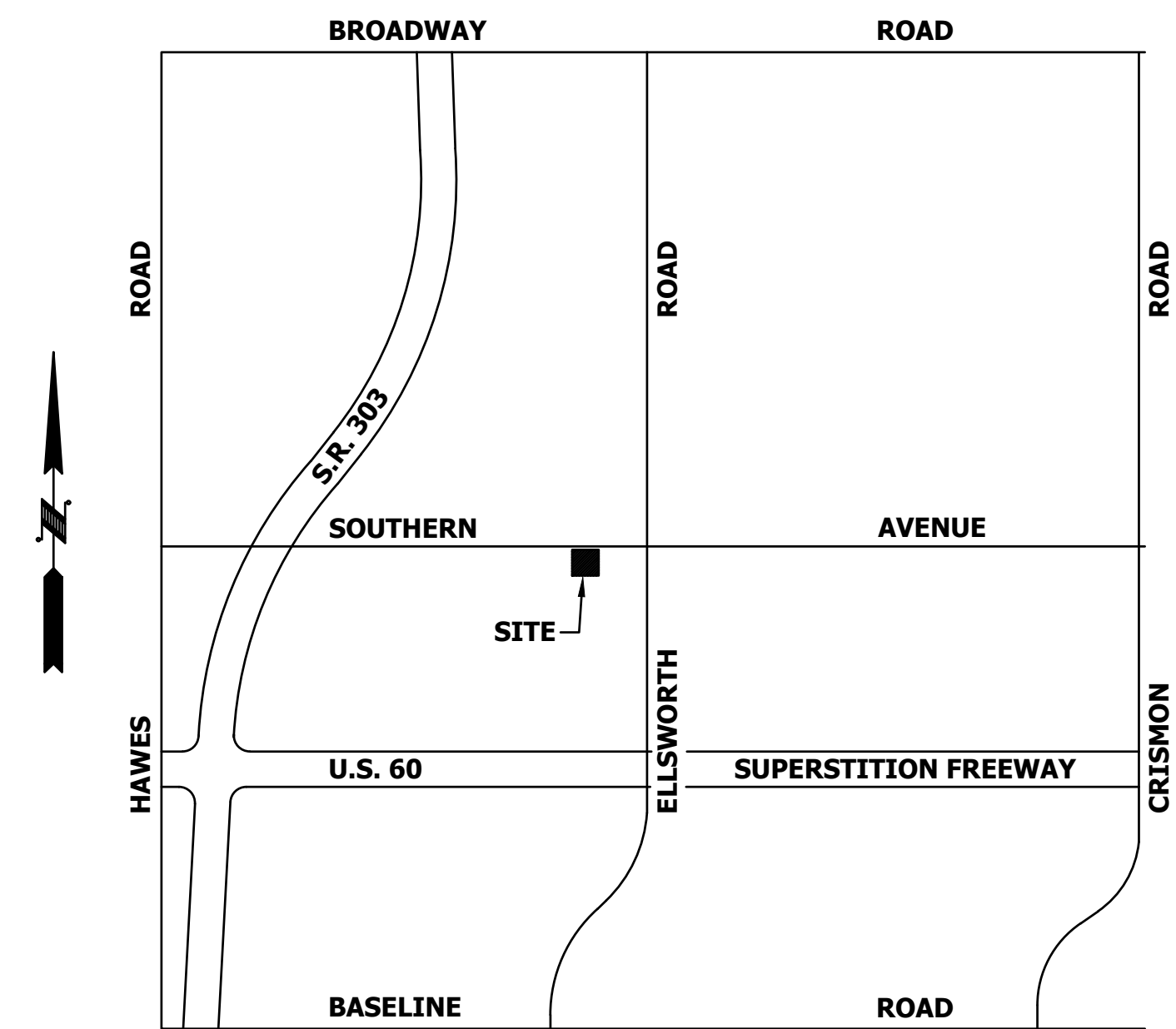
APPROVAL BY PROPERTY OWNER

Ranchland Holdings II, LLC, an Arizona limited liability company

By: Reeb IMC, Inc., an Arizona corporation,
Its: Manager

By: _____
Mark Reeb, President

VICINITY MAP



LEGEND

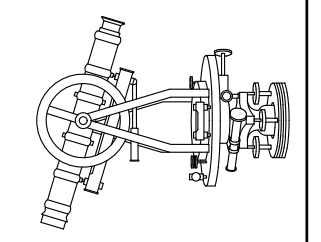
- △ SECTION CORNER
- MONUMENT AS NOTED
- (C) CALCULATED
- (M) MEASURED
- (R) RECORD
- P.U.F.E PUBLIC UTILITIES & FACILITIES ESMT
- PROPERTY LINE
- - - - - EASEMENT LINE

AREAS

LOT 1:	3,613 sq. ft.	0.0829 acres
LOT 2:	2,958 sq. ft.	0.0679 acres
LOT 3:	3,042 sq. ft.	0.0698 acres
LOT 4:	2,959 sq. ft.	0.0679 acres
LOT 5:	3,613 sq. ft.	0.0829 acres
Sub-Total:	16,185 sq. ft.	0.3715 acres
Tract A:	60,341 sq. ft.	1.3852 acres
Site Total:	76,526 sq. ft.	1.7568 acres

Planning and Zoning Board Approved:
November 13, 2019
ZON19-00701

Land Survey Services PLC
Thomas L. Rope, R.L.S.
3160 North 302nd Lane
Buckeye, AZ 85396-3196
Phone No. 602.703.7010
LandSurveyServices@cox.net



CONDOMINIUM PLAT
A PORTION OF THE NORTHEAST QUARTER OF SECTION 33
T1N, R7E, G & S-R-B-M., MARICOPA COUNTY, ARIZONA



Drawn By: Thomas Rope

Date: MAY 2019

Job No.: 19033

Sheet No.: _____ of 2

9107 E. SOUTHERN AVENUE

N1/4 COR SEC 33
FND BRASS CAP
IN HANDHOLE

NE COR SEC 33
FND BRASS CAP
IN HANDHOLE

1824.56' 589°51'57"E (R)(BASIS OF BEARINGS) 825.12'(R) 825.47'(M) 2650.30'(R) 2650.03'(M)

EAST SOUTHERN AVENUE 75' R/W

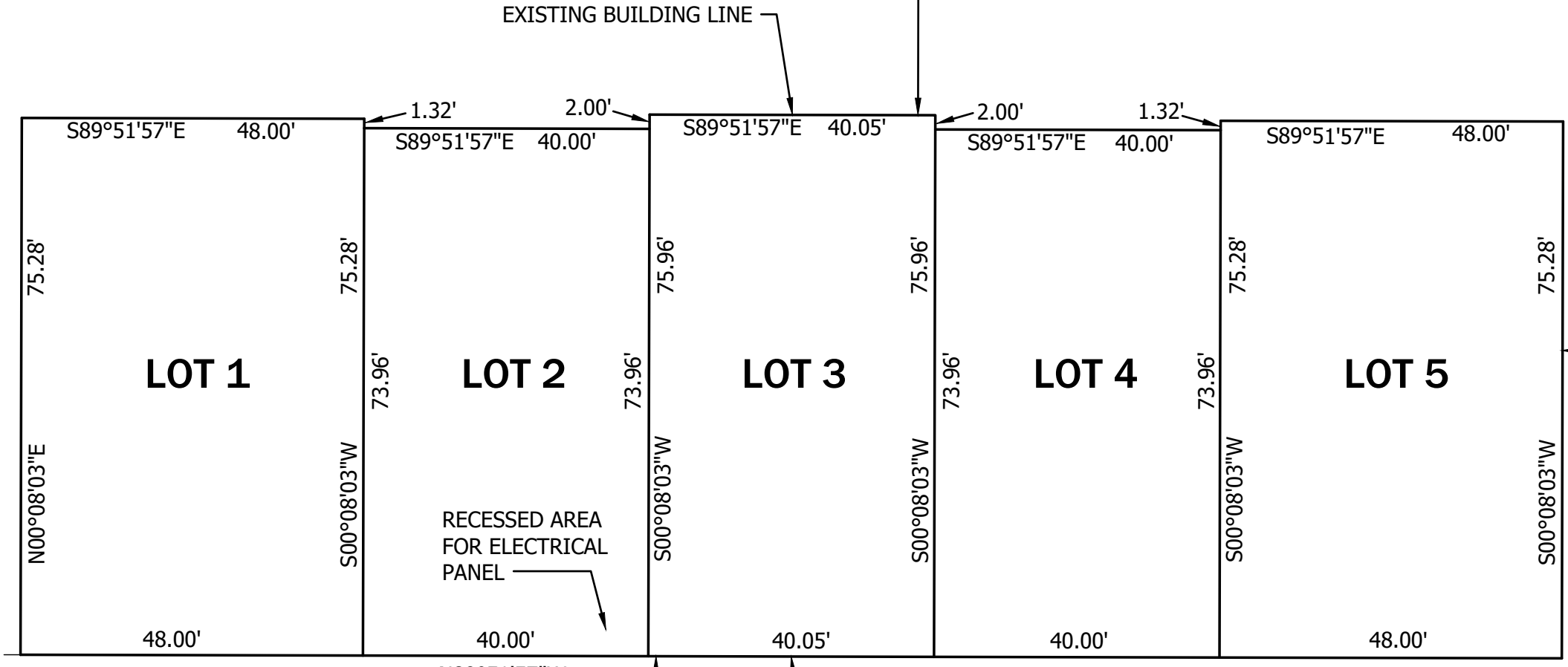
20' ELEC ESMT PER DOC #2003-238025 N89°51'57"W (R&M) 300.00'(R) 300.10'(M) FND 1/2" REBAR W/CAP "LS 37259" 535.26'(R) 535.50'(M) 234.40'(M) FND 1/2" REBAR

TRUE POINT OF BEGINNING FND 1/2" REBAR W/CAP "LS 37259" 255.00'(R&M) 181.00' 8" ELEC ESMT PER DOC #2008-695153

TRACT A COMMON AREA 20' P.U.F.E. PER DOC #2004-1420669

EXISTING BUILDING LINE 255.00' 225.00'(R) 65' R/W

AMADOR SUBDIVISION BOOK 561 MAPS PAGE 6 181.00' 8" ELEC ESMT PER DOC #2008-695153

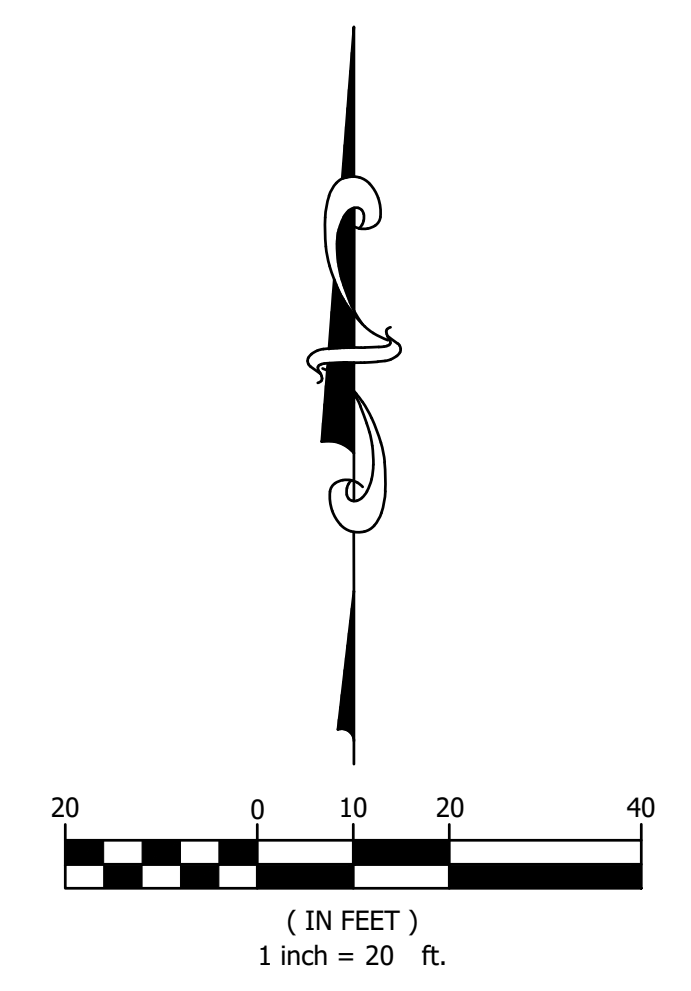


PART OF PARCEL NO. 2
CROSS-ACCESS EASEMENT

APN 218-58-202
DOBSON/SOUTHERN LLC

PART OF PARCEL NO. 2
CROSS-ACCESS EASEMENT

APN 218-58-016A
NNN RETAIL EXCHANGE II
2008 LLC



589°51'57"E 47.13' 48.00' 40.00' 40.05' 40.00' 48.00' 216.05' 36.9' 255.00' 225.00'(R) 500°01'45"W (R) 500°01'53"W (M)

74.00' 8" ELEC ESMT PER DOC #2008-695153

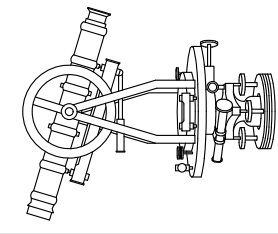
TRACT A COMMON AREA 300.00'(R) 300.10'(M) N89°51'57"W (R) 460.61(C) 760.73'(R) 760.71'(C)

SET NAIL & TAG "LS 21081" ON TOP OF WALL FND 1/2" REBAR W/CAP "LS 42924 W.C." 1.0' NORTH

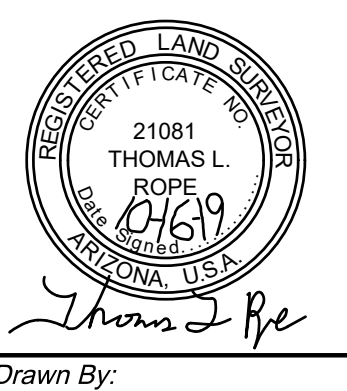
E1/4 COR SEC 33
FND BRASS CAP
IN HANDHOLE

AMADOR SUBDIVISION
BOOK 561 MAPS PAGE 6

Land Survey Services PLC
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CONDOMINIUM PLAT
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 33
 T1N, R7E, G-&S-R-B-M., MARICOPA COUNTY, ARIZONA



Drawn By:	Thomas Rope
Date:	MAY 2019
Job No.:	19033-M
Sheet No.:	2 of 2